

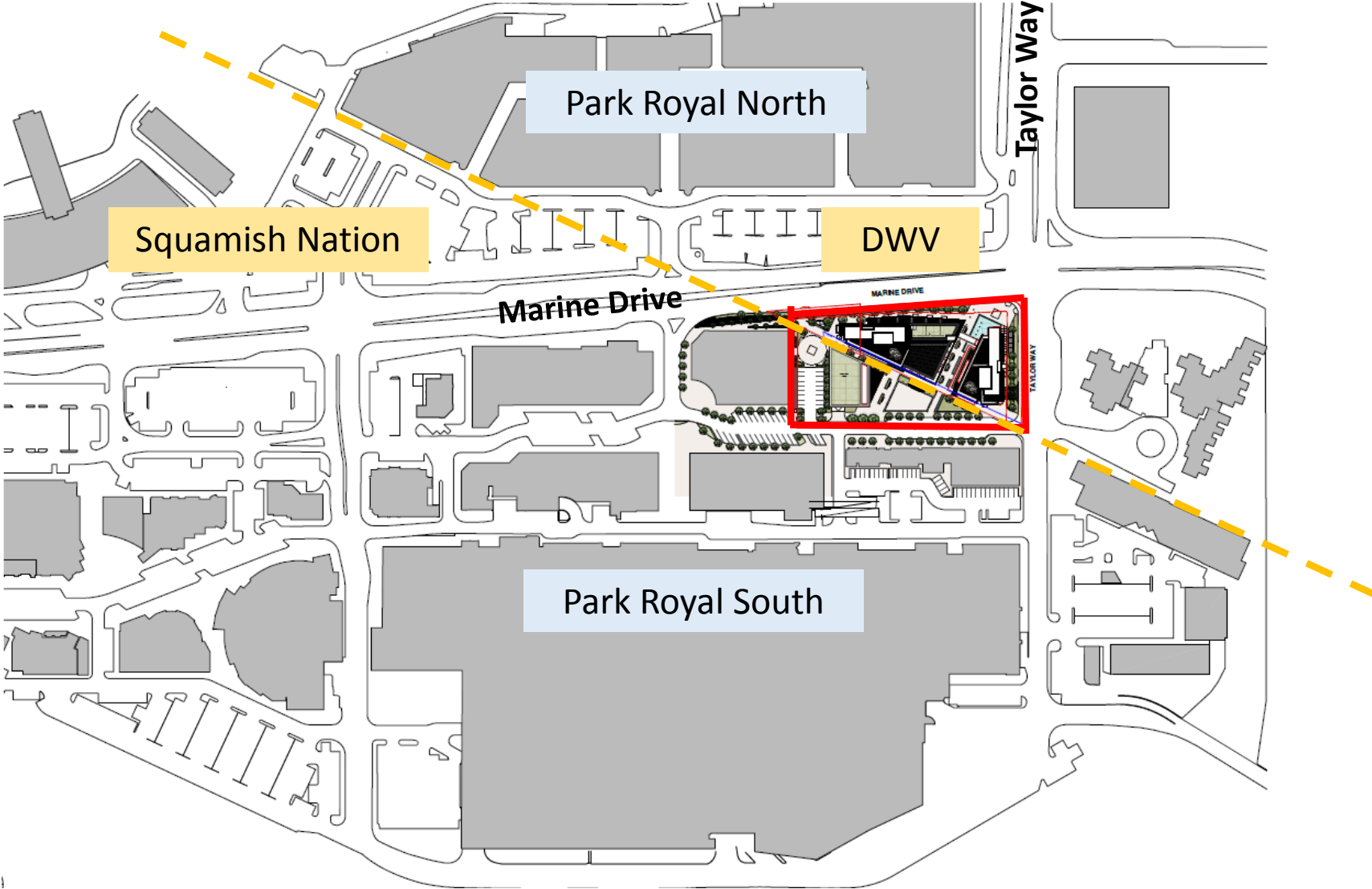
752 Marine Drive

Development Proposal

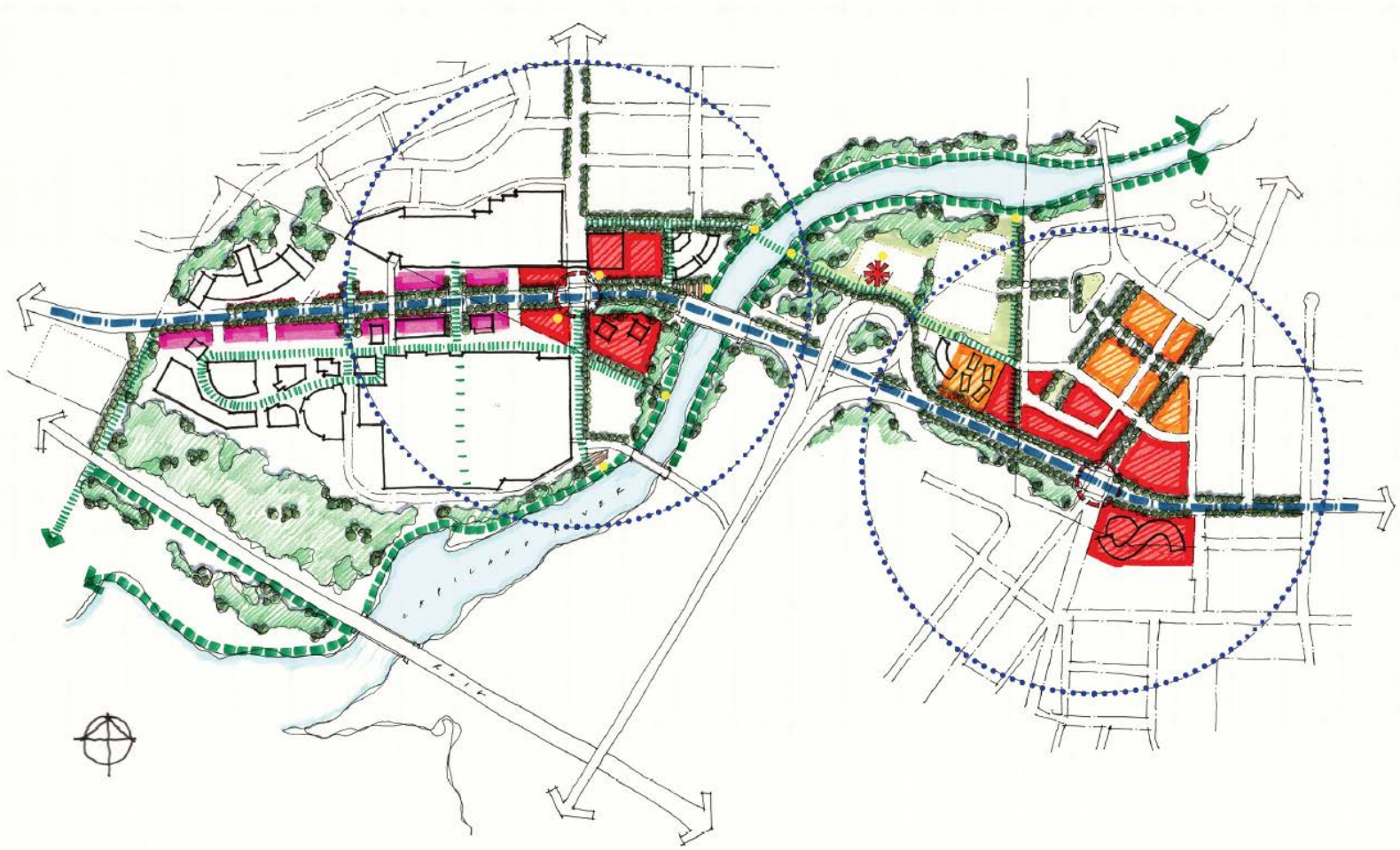
Lisa Berg, Senior Community Planner

May 7, 2018

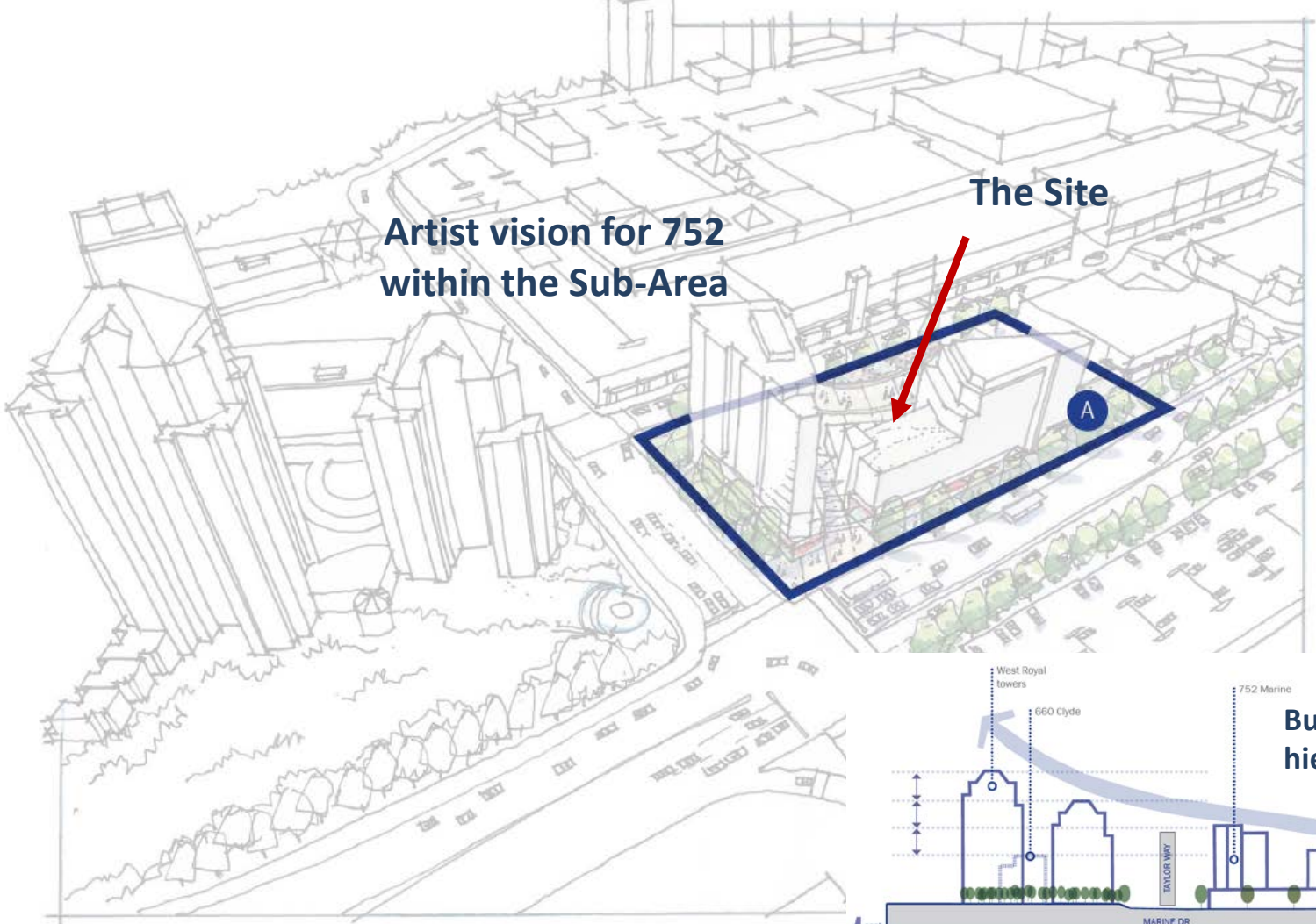
BACKGROUND & CONTEXT



MARINE DRIVE LAP: Policy Context



MARINE DRIVE LAP



THE PROPOSAL



752 MARINE DRIVE

RESPONDING TO COMMENTS



TAYLOR WAY & MAIN STREET

TRAFFIC QUESTIONS



QUESTIONS WE HEAR

LIONS GATE BRIDGE



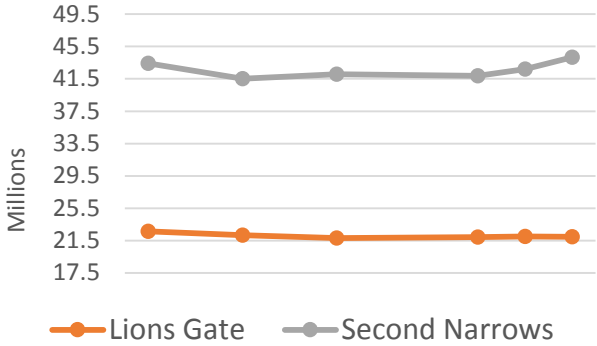
10 year change:



1.75% increase
Second Narrows



2.95% decrease
Lions Gate



Lions Gate Car Trip Facts:
 1940s: 2,800 per day
 Today: 60,000 per day
Second Narrows Comparison:
 124,000 per day

TAYLOR WAY & MARINE DRIVE

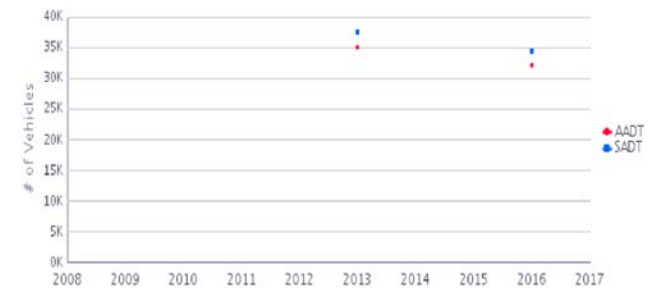


@ HWY 1 FROM 2013 TO 2016:



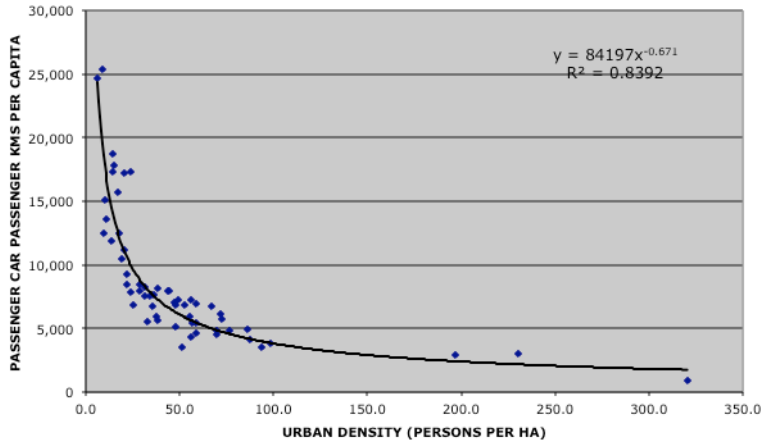
8.5% decrease

10 Year Annual Statistics



FACTS & STATS

URBAN DENSITY VERSUS PRIVATE CAR TRAVEL IN 58 HIGHER INCOME CITIES

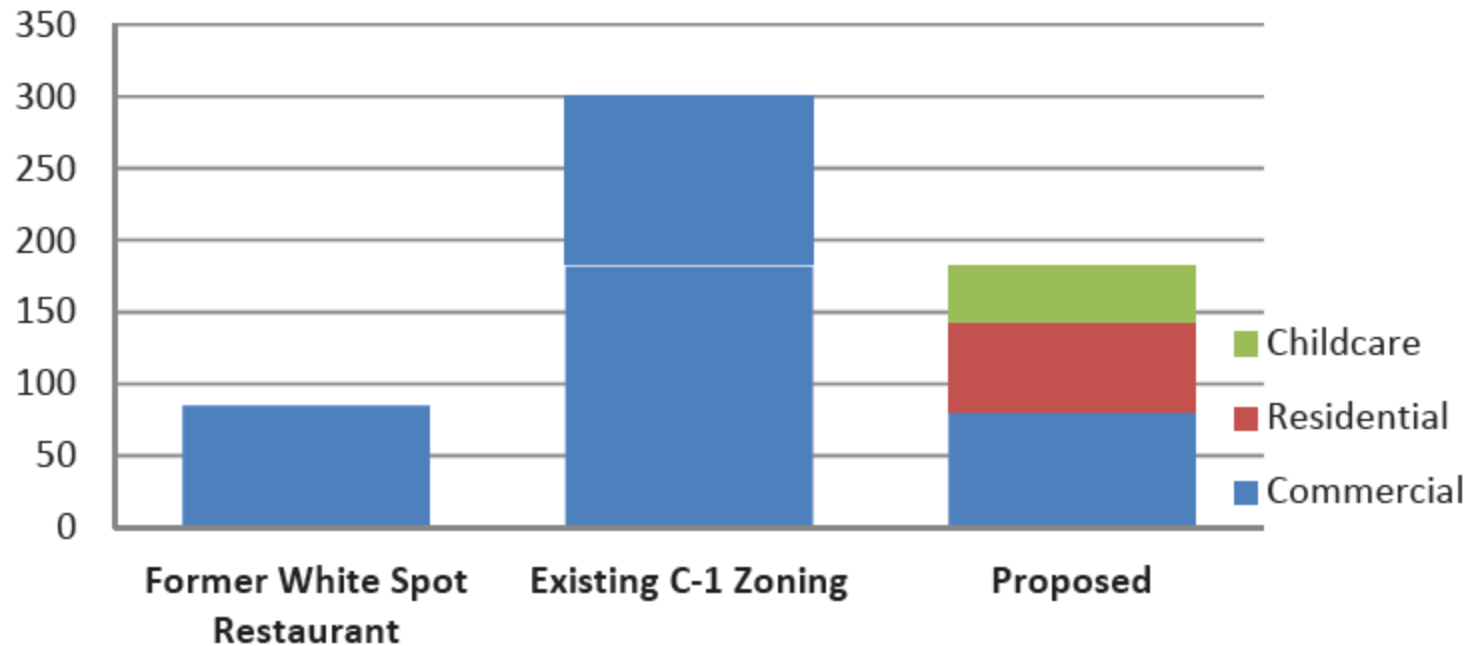


Research shows:

- More density = more options
- People drive less in denser areas
- Adding more lanes almost never solves congestion
- Traffic on the Lions Gate Bridge is declining
- B-Line is coming September, 2019

A COMPARISON

Weekday Afternoon Peak Hour Vehicle Trips
752 Marine Drive Site



CONSTRUCTION TRAFFIC MANAGEMENT

- Prior to BP, applicant must submit a plan for traffic management during construction, and all construction must comply with the District's Noise Bylaw.
- Traffic impacts to Taylor Way, Marine Drive, and access to the south mall will be minimized. The applicant is exploring various strategies including:
 - Coordinating construction material hours to non-peak traffic hours;
 - Restricting construction worker parking to the north east Park Royal parkade (which has surplus spaces);
 - Encouraging workers to take transit;
 - Maintaining pedestrian access around the site;
 - Coordinating with the District for any off-site vehicle staging (e.g. large concrete pours)

WHAT IT ALL MEANS

- Mixed Land Use = Smart Growth
- Housing choice
- Creating walkable neighbourhoods
- Provide access to amenities, services & shopping
- Compact mixed use = smart finance
- Transit Improvements:
 - New B-Line service (rapid transit from Dundarave to Phibbs Exchange)
 - Improvement to DWV routes
 - Facility upgrades to Lonsdale Quay & Phibbs Exchange
 - Third SeaBus



PROJECT EVALUATION



VOLUNTARY CAC

TOTAL CAC: \$21,314,460

Cash Contribution: \$10,769,460

- Public realm improvements such as connections to Capilano River, trail improvements, bicycling, etc.;
- Public art; and
- Other LAP amenity goals.

In-Kind Contribution: \$10,545,000

- District-owned Non-market (supportive housing); and
- District-owned Child care facility

PUBLIC INFORMATION MEETING

Public Open House Notice

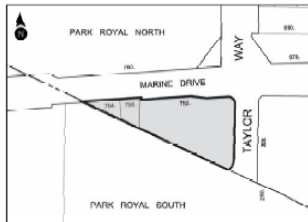
DATE: Wednesday April 25, 2018
TIME: 5:30 – 8:30pm
LOCATION: Christ the Redeemer Church, 595 Keith Rd, West Vancouver BC V7T 1L8

Applicant: Park Royal is the applicant for Gateway Residences, and will be hosting a public open house. <https://westvancouver.ca/home-building-property/planning/major-applications/752-marine-drive-park-royal>

Topic: Council is considering a proposed Rezoning and Development Permit for two mixed-use buildings at the southwest corner of Marine Drive and Taylor Way (former Whitespot site). Aspects of the project include:

- 11 and 14 storeys containing 203 residential units;
- 254 underground parking spaces;
- 29,530 square feet of commercial floor area;
- District-owned 11 supportive housing units and child care facility (including outdoor play space);
- Extensive public realm additions including a public plaza, pedestrian connections, landscaping and cycling supports; and
- A Floor Area Ratio of 2.25, all of which is consistent with the Marine Drive Local Area Plan.

Location: 752 Marine Drive



At the meeting, representatives of the applicant team, and District staff, will be available to answer questions and listen to your comments. This meeting is being held by the applicant to inform the public of the project prior to Council consideration of the rezoning and development permit for 752 Marine Drive (The Gateway Residences). Council has scheduled a **Public Hearing on Monday May 7, 2018 at 6:00p.m. in Council Chamber, Municipal Hall.**

For further information contact: Rick Amantea ramantea@parkroyal.ca (604) 923-4710 or the West Vancouver Planning Department, Municipal Hall, 750 – 17th Street Telephone: (604) 925-7055 or westvancouver.ca



NOTICE

REZONING & DEVELOPMENT PERMIT NO. 12-085

APPLICANT Park Royal Shopping Centre Holdings Ltd.
LOCATION 752, 756 & 764 Marine Drive
PROPOSED ZONE CD 57
PROPOSAL To rezone the site for two mixed commercial and residential buildings consistent with the Marine Drive Local Area Plan (LAP) containing:

- a Floor Area Ratio (FAR) of 2.25
- 203 residential units
- 11 and 14 storeys
- 2,750 square metres retail
- child care
- underground parking
- secured bicycle storage spaces
- public spaces and sidewalks

PUBLIC INFORMATION MEETING

DATE Wednesday, April 25, 2018
OPEN HOUSE 5:30-8:30 p.m.
LOCATION Christ the Redeemer Catholic Church, Gymnasium
ADDRESS 599 Keith Road, West Vancouver

PUBLIC HEARING

DATE Monday, May 7, 2018
TIME 6 p.m.
LOCATION West Vancouver Municipal Hall, Council Chamber
ADDRESS 750 17th Street, West Vancouver

FOR MORE INFORMATION

RICK AMANTEA VP Community Partnerships & Development, Park Royal | 604-923-4710
LISA BERG Senior Community Planner, District of West Vancouver | 604-925-7237

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HELD APRIL 25, 2018

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CONCLUSION

